110.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,600 / 682,600
					USE VALUE:	682,600 / 682,600
					ASSESSED:	682,600 / 682,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIRIPONG MICHAEL J & MARIA F
Owner 2:	
Owner 3:	
Street 1:	112 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NICHOL JASON W/BRENNA L -
Owner 2:	-
Street 1:	112 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1911, having primarily Brick Veneer Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	323,000	500	359,100	682,600
Total Card	0.115	323,000	500	359,100	682,600
Total Parcel	0.115	323,000	500	359,100	682,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.36 | /Parcel: 421.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,700	500	5,000.	359,100	682,300	682,300	Year End Roll	12/18/2019
2019	101	FV	284,700	0	5,000.	354,000	638,700	638,700	Year End Roll	1/3/2019
2018	101	FV	284,700	0	5,000.	271,900	556,600	556,600	Year End Roll	12/20/2017
2017	101	FV	284,700	0	5,000.	256,500	541,200	541,200	Year End Roll	1/3/2017
2016	101	FV	284,700	0	5,000.	236,000	520,700	520,700	Year End	1/4/2016
2015	101	FV	245,300	0	5,000.	220,600	465,900	465,900	Year End Roll	12/11/2014
2014	101	FV	164,500	0	5,000.	203,100	367,600	367,600	Year End Roll	12/16/2013
2013	101	FV	164,500	0	5,000.	203,100	367,600	367,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOL JASON W/	64082-240		8/15/2014	Mult Lots	575,000	No	No		
HARRISON SUSAN	52859-355		5/27/2009	Mult Lots	375,900	No	No		
HARRISON SUSAN	23542-496		8/17/1993		135,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2015	1333	Manual	2,846		9/15/2015			Air sealing and in
8/27/2013	1293	Manual	2,460	C				
8/14/2013	1228	Manual	31,552	C				
10/7/2010	2102	New Wind	6,350					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
11/18/2008	Meas/Inspect	163	PATRIOT
2/1/2000	Measured	264	PATRIOT
9/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.03	6			Topo	-10					359,100						359,100	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 359,100 | Spl Credit | Total: 359,100

USER ACCT

70274

GIS Ref

GIS Ref

Insp Date

11/01/18

!8612!

PRINT

Date	Time
12/10/20	23:09:54

LAST REV

Date	Time
09/05/19	15:24:40

apro

8612

USER DEFINED

Prior Id # 1:	70274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.29814816
Const Adj.:	1.02989697
Adj $ / SQ:	120.326
Other Features:	66017
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338523
Depreciation:	15572
Depreciated Total:	322951

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

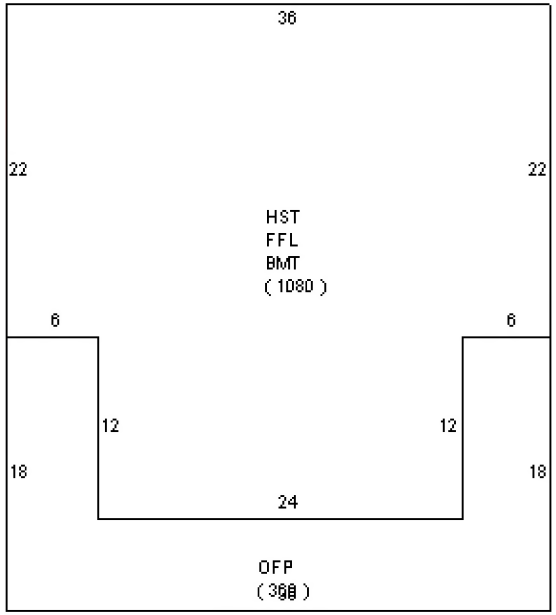
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	132.36
Special Features:	0	Val/Su Net:	105.56
Final Total:	323000	Val/Su SzAd	199.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	36.100	38,986
FFL	First Floor	1,080	120.330	129,952
HST	Half Story	540	120.330	64,976
OFP	Open Porch	360	21.710	7,817
	Net Sketched Area:	3,060	Total:	241,731
Size Ad	1620	Gross Are	3600	FinArea 1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 110.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						
19	Patio	D	Y	1	10X12	A	AV	2000	5.38	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500